

**PUBLIC SUBMISSION FORM**



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**Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.**

I have read and understand the above statement.

**ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING**

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First name (required)

Last name (required)

Are you speaking on behalf of a group or Community Association? (required)

What is the group that you represent?

**PUBLIC SUBMISSION FORM**



What do you wish to do?  
(required) **Submit a comment**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required) **Council**

Date of meeting (required) **Jan 17, 2023**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) **Land Use Redesignation Bylaw3D2023**

Are you in favour or opposition of the issue? (required) **In opposition**

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

January 10, 2023

Office of the City Clerk, The City of Calgary  
700 Macleod Trail SE P.O Box 2100  
Postal Station 'M' Calgary, Alberta T2P 2M5

Land Use Redesignation  
North Glenmore Park  
Bylaw 3D2023

To redesignate the land located at 5604 – 20 Street SW (Plan 5259HR Block 27, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District

We are writing with regards to the subject matter. This letter is submitted prior to the deadline of 12:00 p.m (noon), Tuesday, January 10, 2023 and is to be included in the Agenda of Council for January 17, 2023.

We previously submitted to our position on the subject matter in advance of the September 17, 2022 deadline. We are discouraged by the fact the Calgary Planning Commission has recommended approval of the applications, dismissing the submissions of many stakeholders.

Comments - please refrain from providing personal information in

We are vehemently opposed to the change in zoning.

**PUBLIC SUBMISSION FORM**



this field (maximum 2500 characters)

The property in question resides across the street from St. James Church. While St James Church is a valuable part of the community, it already drastically increases traffic and density. From Tuesday to Sunday there are masses several times a day and most days the parking lot is overrun with vehicles that spill out onto the street, making driving and visibility a challenge. This impacts the accessibility of our community, and the safety of our children. The change in zoning for subject address – directly across the street from the Church - will only further add to the business of that corner.

In addition, 20 Street SW serves as one of the main bike paths for the city – there is high use and enjoyment by the city residents of this bike path. Additional, parking requirements of the proposed R-C2 rezoning adjacent to the bike path (while exacerbated by the St. James Church parking situation) poses a serious concern and risk to the safety of residents and those using the bike path.

Furthermore – the majority of North Glenmore Park south of 54th Ave is R-C1 zoned intentionally – it is a low-density pocket in what is otherwise rapidly becoming an over-populated area. Ours is a beautiful community and the zoning in fact is the reason we purchased our property on Laneham Pl. SW, and on this property, built a new single-family home.

The precedent that the re-zoning of the subject address would set is frankly appalling to us. The location we chose for our home was intentional. Our investment, our peace, and the safety of our ch

January 10, 2023

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**700 Macleod Trail SE P.O Box 2100**  
**Postal Station 'M' Calgary, Alberta T2P 2M5**

**Land Use Redesignation**  
**North Glenmore Park**  
**Bylaw 3D2023**

*To redesignate the land located at 5604 – 20 Street SW (Plan 5259HR Block 27, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District*

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Furthermore – the majority of North Glenmore Park south of 54<sup>th</sup> Ave is R-C1 zoned intentionally – it is a low-density pocket in what is otherwise rapidly becoming an overpopulated area. Ours is a beautiful community and the zoning in fact is the reason we purchased our property on Laneham Pl. SW, and on this property, built a new single-family home.

The precedent that the re-zoning of the subject address would set is frankly appalling to us. The location we chose for our home was intentional. Our investment, our peace, and the safety of our children, will be compromised by the change in density in the community. Rezoning is not for the betterment of this part of the community.

Zonings are set up for a reason. Though we understand that sometimes re-zoning is necessary for the revitalization and diversity of a community, this is not the case here. There is significant growth, diversity and improvement in our area that has been sustained for more than four years, and continues

with new builds that respect the current zoning: that is why these new builds are occurring. People desire the low density, low traffic, safety and peace of this community and its zoning.

Mere blocks away, there other pockets of North Glenmore, not to mention the Altadore, for people who desire that high density lifestyle. Those options are abundant there. The R-C1 is a very attractive necessity for a balanced community, and we don't want that changed.

It is our viewpoint that the only beneficiary of the proposed rezoning is the owner or builder that is wanting to garner profits from development. There are many R-C2 opportunities to do that in the City of Calgary and the valid concerns of residents should not be ignored and dismissed.

In summary our concerns include:

- Traffic and parking concerns associated with higher density that pose threat to our safety and safety of all residents.
- Safety of those using the bike path on 20 Street.
- Dismissal of the Land Use designations that were the driving factor we chose to invest in this property.
- Infrastructure limitations because of the community only having egress on North and West ends.

In the unfortunate case of approval of the application, we will seek to understand the basis for that approval and look to explore legal action.

Given the above reasons, we are in absolute complete opposition to the re-zoning of the subject address any other property in North Glenmore Park.

Regards,  
Scott & Shannon Shimek  
[sshimek@shaw.ca](mailto:sshimek@shaw.ca)

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** [External] 5604 20 ST SW - LOC2022-0161 - DMAP Comment - Mon 1/9/2023 8:12:32 PM  
**Date:** Monday, January 9, 2023 8:12:34 PM

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Application: LOC2022-0161

Submitted by: joe sautner

Contact Information

Address: 2112 58ave SW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses,Density,Amount of Parking,Community character,Traffic impacts,Shadowing impacts,Offsite impacts,Other

General comments or concerns:

The following list of points outlines the challenges that would be created if rezoning were to be completed and continued in the NorthGlenmore district. In particular, continued change southward -

- When designed and constructed, in 1959, access to and from said district was accomplished through 5 entrances. SE access via the Glenmore Dam. SW access via 58 avenue. West access via Crowchild Trail. NW access via 50th avenue. North access via 19, 20 or 21street. Over time, access has been reduced by the closure of Glenmore Dam SE, closure of 58 avenue and Crowchild Trail, Access at 54 avenue and southbound Crowchild Trail. In essence, a "box" has been created, forcing all active use (traffic) to arrive and depart through half the access points. This "constriction" is even more compounded by the fact that the North Glenmore athletic park is being redesigned and expanded for increased capacity. Access parking will be challenged necessitating the issue of parking permits to immediate neighbors next to the park.

- There is already secondary suite acceptance in said district.
- Access and departure in said district is already challenged during peak school and business times on Westbound roads to Crowchild Trail.



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I have read and understand the above statement.

First name (required) Hasan

Last name (required) Naqvi

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Older residents of North Glenmore Park





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What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jan 17, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Land use amendments LOC2022-0161 and LOC2022-0162

Are you in favour or opposition of the issue? (required)

In opposition

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

**To:**

Jennifer.Miller@calgary.ca; Kourtney.Penner@calgary.ca; clward11@calgary.ca; admin@ngpca.ca

**Subject:**

Objection against rezoning applications LOC2022-1061 and LOC2022-0162

**Body:**

Hi Jennifer, and Councillor Penner,

We live on 55th Avenue SW (half a block from these two properties), and we will unfortunately be negatively affected if these rezoning applications were approved. Hence we are writing this email as our formal objection to the rezoning applications: LOC2022-1061 (5604 20 Ave SW) and LOC2022-0162 (2039 55 Ave SW).

Please note that we lived in Killarney for many years in a single detached house. And we supported rezoning applications to increase density, including multi-unit corner properties. So when these two rezoning notice signs went up, we made a conscious effort to take out our NIMBY personal bias, and discuss the merits in a factual way. Unfortunately, we feel the negative impact in this particular situation far outweighs the need for increased inner city density.

Following are our concerns:

1. Historic rationale still stands to keep RC-1 zoning south of 54 Ave:  
This is the first application for RC-2 zoning south of 54 Ave. However, the historic rationale for keeping the area lower density still exists, i.e. there is limited infrastructure options to support even current density, because the community is bound on all sides, and there are no road outlets to handle increased density.
2. Parking stress within one block of both properties:
  - a. Current higher than usual vehicle traffic due to the church across from the two properties, which has never been able to accommodate patrons within their parking lot. We have cars parked in front of our house, especially on Thursday evenings, and Sunday mornings. The parking situation is even worse during one-off events (we think these are funerals, baptisms etc.).
  - b. It will further worsen due to the relocation of the running track from 50 Ave to 19 St. We already have 19 St fully jam parked in the summer, and this will make it worse.
3. Existing vehicle parking stress:
  - a. Significant traffic on 19-20 Streets to access Lakeview golf course, Tennis academy and city courts, Glenmore Pool, Stu Peppard arena, as well as other facilities of the Athletic Park.
  - b. Traffic bottlenecks and honestly "unbearable" delays twice a day on 54 Ave (backs up to 20 St) and 21 St (backs up in both directions trying to join 54 Ave or 50 Ave), due to 2,000+ students dropped off/picked up from the 3 schools (Central Memorial, Alternative, St James). The traffic from multiple schools in Altadore accessing 50 Ave makes it even worse.
  - c. Residents from other parts of the city park on 19 St (and sometimes 55-57 Ave) to access South bank beach for day use, dog park, or the dam to launch river rafts (to avoid busy Sandy beach). This is especially bad during long weekends.
  - d. Senior residents will struggle to park further from their homes. In our case, our parents visit often, and we worry about them not having space to park in front of our house.
4. Safety issue due to increased vehicle traffic, for bicyclists + seniors walking:
  - a. Residents in half dozen communities use NGP to bike into reservoir/ Fish Creek Park. Most busy bike route is 20 St. Residents bike in over Crowchild or 50 Ave, then down 20 St either to Glenmore pedestrian overpass, or East on 56 Ave to City pathways.

- e. Increased need for parking will limit the ability to expand bike path South of 50 Ave, all the way to the Glenmore pedestrian bridge. This is actually very concerning to us as avid bicyclists, as we would really like the city to expand the bike lane on 20 St.
- 5. Already expecting increased density south of 54 Ave:  
Admittedly this is anecdotal, but we will have higher density in NGP due to senior residents contemplating adding secondary suites/ carriage houses to their properties, to allow them to accommodate their families or caregivers as they age.
- 6. Existing capacity already exists to increase density:  
There are currently plenty of historic RC-2 properties between 50-54 Ave, that can allow for newer built and efficient RC-2 properties. And that would not impact the parking situation. Nor will it impact senior property owners who would have anticipated increased density in their purchase decision.

We hope our factual and legitimate concerns are taken into consideration while you consider the merits of these two applications. If you would like us to add further context on any of our concerns, we would be happy to discuss.

Thank you.



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I have read and understand the above statement.

First name (required) Nikki

Last name (required) Rogers

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



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What do you wish to do?  
(required)

Submit a comment

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Date of meeting (required)

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Land use amendments LOC2022-0161 and LOC2022-0162

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

**To:**

Jennifer.Miller@calgary.ca; Kourtney.Penner@calgary.ca; clward11@calgary.ca; admin@ngpca.ca

**Subject:**

Rezoning applications LOC2022-1061, LOC2022-0162 – resident objection

**Body:**

Hi Jennifer, I am a resident of 55 Avenue SW in NGP, just down the block from these two properties. I am writing this to officially lodge my objection to the rezoning application for properties 5604 20 St SW (LOC2022-1061) and 2039 55 Av SW (LOC2022-0162).

I want to keep my comments to the point, so please see below why I object to the rezoning:

- The longstanding rationale to maintain density in this part of NGP is still today today. NGP is bound on all sides, and there are no roads to handle additional vehicle traffic.
- The church on 55 Ave has a big parking issue, especially 2-3 times a week. And it gets worse during special events. Adding 2 more properties directly across from the church will make the situation worse.
- The parking situation is already bad on 19 Street due to the Glenmore Athletic Park, Aforza Tennis and the golf course. It will get worse with the running track moving to within a block of these properties.
- One of the worst issues is the terrible traffic problems when school starts and ends every day. Believe it or not, some days I have taken 20+ minutes to drive a few blocks to Crowchild, or to come home from 50<sup>th</sup>. The worst roads are 54 Avenue going to Crowchild, and then 21<sup>st</sup> St in both directions due to the catholic school and high school.
- Residents from other communities park on our street (but mostly on 19 Street) to access the South bank beach, and dog park, and by the dam to launch their boats. I love that other residents come here, but the parking situation can get busy and loud in the summer.
- Residents from other communities also bike into Glenmore Reservoir, and most pass 20 St to get there. This added density will impact the bike lane the city has talked about from 50 Ave to Glenmore Trail, especially since one of the properties is on that street.
- A lot of our senior neighbors are thinking about adding secondary suites or nanny quarters residents, so they can have caregivers, or even family members living there.

I really hope you can take the chance to read, and understand our concerns if this was approved.

Thank you very much!

**From:** [Mike Morden](#)  
**To:** [Public Submissions](#); [Mike Morden](#)  
**Subject:** [External] Formal objection against zoning change applications LOC2022-1061 (5604 20th Avenue SW) and LOC2022-0162 (2039 55th Avenue SW)  
**Date:** Tuesday, January 10, 2023 8:19:32 AM

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Please consider this a formal objection against zoning change applications LOC2022-1061 (5604 20<sup>th</sup> Avenue SW) and LOC2022-0162 (2039 55<sup>th</sup> Avenue SW).

I live on 57<sup>th</sup> avenue , 3 short north-south blocks away from these side by side properties that are requesting a land use change.

I consider myself directly and adversely affected by this application for the following reasons:

Parking

1. Parking in our area is stressed by the north glenmore athletic park facilities, the 8 tennis courts , the ongoing new running track facility under construction, the river rafting input area and the tennis bubble/academy
2. Parking in the immediately vicinity of these properties is further stressed by St. James Catholic Church which consistently cannot accommodate the patrons within their parking lot. Movement to an RC-2 zoning would exacerbate a problematic situation and lead to safety concerns and inadequate local parking.
3. Older residents will struggle to park at far distances from their houses.

Recreation /Safety

1. One of these properties abuts the extension of the bike path on 20<sup>th</sup> street and any increase in parking will cause a safety concern to bicyclist including myself and my kids
2. The increased requirement for parking will limit any needed expansion of the cycling path to the style that exists north of 50<sup>th</sup> avenue. This style is more protective and a natural connection from 50th avenue to the Glenmore pedestrian overpass.
3. The increased requirement for parking will limit any needed expansion of the cycling path to the style that exists south of 50<sup>th</sup> avenue to connect to the Glenmore pedestrian overpass.

Traffic/Safety

- 1.

Traffic in our neighborhood is already stressed by the facilities mentioned earlier and especially also the peaks load caused by the >2000 students entering and exiting both Central Memorial High School the Alternative High School. Other facilities that service external traffic include access Lakeview golf course, Tennis academy and city tennis courts, Sandy Beach park, The Dog park at 50<sup>th</sup>, Glenmore Pool, Stu Peppard arena, as well as other facilities of the Athletic Park This causes long wait times and bottlenecks to enter/exit our neighborhood as there are very limited entrances/exits. Any further density increase or precedent will make these problems worse.

2. There is historic rationale for keeping the area lower density which still applies as there is limited infrastructure options to support even current density, because the community is bound on all sides, and there are no road outlets to handle increased density.
3. Increase traffic is a safety concern as ambulance, fire and police services will have decreased response times
4. In addition the planned redevelopment of the North Glenmore Athletic Park will exacerbate the current traffic problem

#### Property Value

1. The zoning change will lead to increased density. When you purchase a property in a neighborhood, the density limitations are part of your purchase decision. The existing city stated restrictions and limitations are part of your decision. R1 zoning is more desirable and this will reduce my property value and be a precedent that others can follow to further increase the density and lower my property value.

There are currently plenty of RC-2 properties that are historic on 51<sup>st</sup> and 52<sup>nd</sup> avenue that could accommodate a development where the nearby property owners would have anticipated increased density in their purchase decisions. This developer could have purchased one or more of these properties for their development plans rather than try and change existing zoning.

There appears to be historical assurance from the City of Calgary to the community redevelopment committee and the North Glenmore Park Community Association that "The community association was assured that this type of development would be restricted to this existing area and would not be allowed to advance into the area south of 54 Ave SW" as demonstrated in correspondence with past president Bruce Anderson included below as Appendix A.

Regards

Mike Morden



**From:** Bruce [REDACTED]  
**Subject:** Objection against zoning change applications LOC2022-1061 and LOC2022-0162  
**Date:** September 19, 2022 at 12:12:21 PM MDT  
**To:** [jennifer.miller@calgary.ca](mailto:jennifer.miller@calgary.ca), [kourtney.penner@calgary.ca](mailto:kourtney.penner@calgary.ca), [clward11@calgary.ca](mailto:clward11@calgary.ca)  
**Cc:** [admin@ngpca.ca](mailto:admin@ngpca.ca)

Please consider this a formal objection against zoning change applications LOC2022-1061 (5604 20<sup>th</sup> Avenue SW) and LOC2022-0162 (2039 55<sup>th</sup> Avenue SW)

I live on 57<sup>th</sup> avenue , 2 blocks away from these side by side properties that are requesting a land use change.

In my capacity as president (2008 to 2012) of North Glenmore Park Community Association and long time member of the area redevelopment committee I was involved in many discussions of the future of redevelopment of the community. As an established community it was recognized that the portion of the community north of 54 Avenue SW and west of 19 street SW had been historically allowed to have R-2 development. **The community association was assured that this type of development would be restricted to this existing area and would not be allowed to advance into the area south of 54 Ave SW.** In the mid 2010's the first M-1 multi family was approved in the area north of 54 Ave. and we were again reassured that there would be no R-2 or RM development into the area south of 54 Ave. SW. Since then we have seen a large number of R-2 developments and the rezone and subsequent development of R-2 lots to M-1 in the area north of 54 Ave. The concept that the City has now accepted the application to rezone of the lots 2039 - 55 Ave SW and 5604 - 20 St SW is not acceptable. This goes against the assurance by the City that this would not happen. If approved the location of these rezone applications lend themselves to be the first R-2 south of 54 Ave. and open the door to more R-2 redevelopment in what was previously an area restricted to R-1 / R-1S development. This rezone, if approved, will add additional impact the area of community that is already experiencing pressure with the redevelopment of many new infills and major renovations. It has been well documented that the first step to a multi family zoning is to have an R -1 lot rezoned to R-2 and then M-1. The location of these lots, a corner and the adjacent lot, lend themselves to a M-1 development. I have a concern that the lots will not just be rezoned R-2 for two residences each but be combined to a M-1 zone with the potential of eight or more residences as we have seen in the area north of 54 Ave SW.

The concerns outlined in Mr. Mordens letter to the City (attached) are valid and with the potential of a rezone to M-1 making his concerns even more relevant.

Regards,  
Bruce Summers